

AVAILABLE FOR LEASE ORLANDO'S LARGEST IOS SITE ± 3 TO 7.90 ACRES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FLEXIBLE YARD SPACE FOR LEASE | DIVISIBLE TO FIT YOUR NEEDS



6620 NORTH ORANGE BLOSSOM

PROPERTY SUMMARY

Address: 6620 North Orange Blossom Trail, Orlando FL (nearest address)

Site Size: ±3 to 7.90 AC

Zoning: 1.6 AC zoned C-3 fronting Orange Blossom Trail. Balance of Site is Ind-2/Ind-3 (Both governed by Orange County)
Zoning permits outdoor storage
[Click here for permitted uses](#)

Access: Curb cut on Orange Blossom Trail (27,000 AADT)
Mills (Rear Entrance to Edgewater/Mott)
Goins (Rear Entrance to Edgewater/Mott)
These 3 access points allow for full circulation on the site.
Potential for additional curb cut along North Orange Blossom Trail

Site Improvements: Fully fenced and lit
Fully stabilized (except retention)
Electric gate at rear entry
11 Storage Canopies
Building Renovations Coming Soon
Owner would consider a build-to-suit and has in-house development team to accomplish this

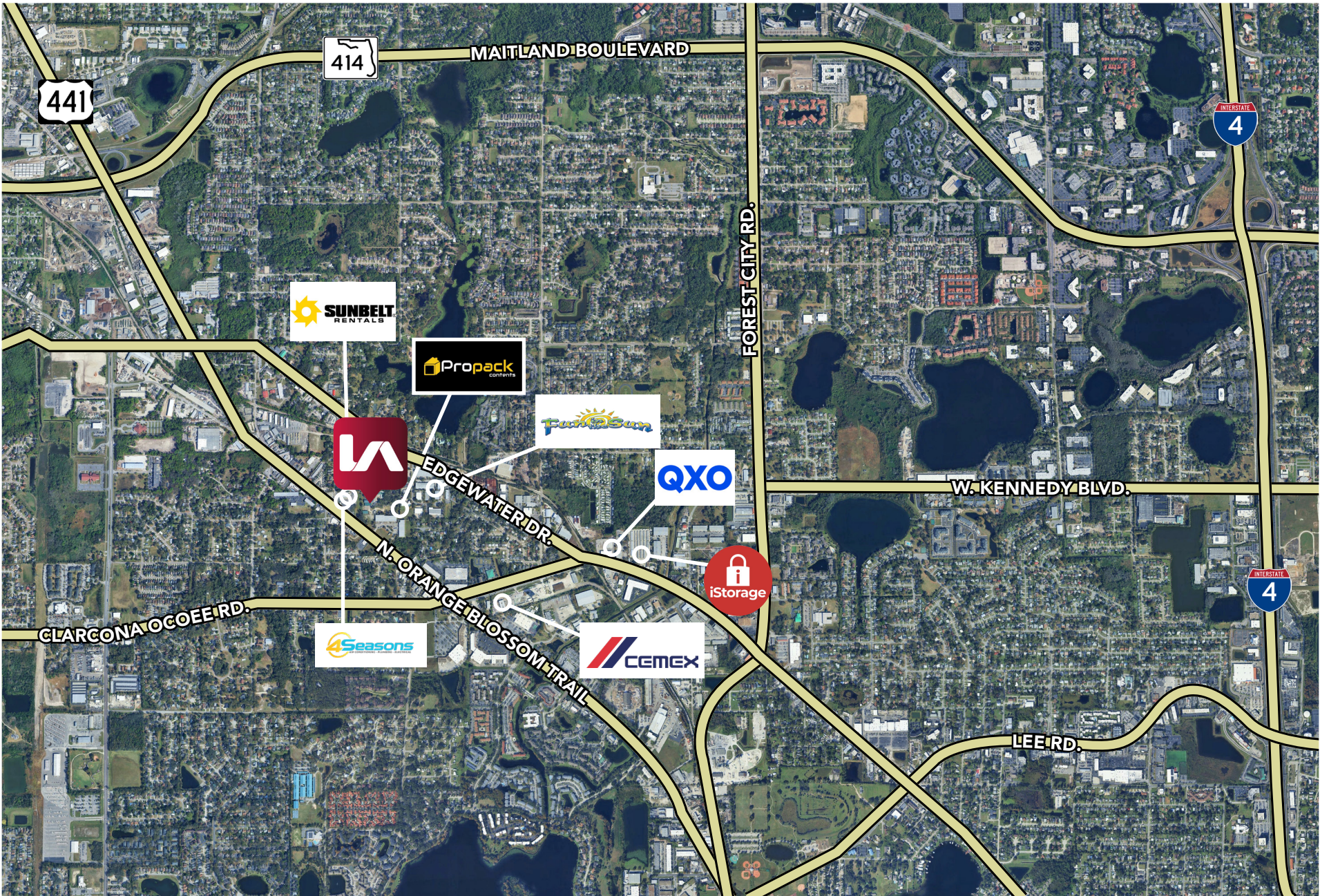
Building Improvements	Building Type	Site	Construction	Amenities
Building A	Warehouse	3,200 SF	Block	Partial HVAC, 6 Grade Doors
Building B	Warehouse	3,200 SF	Block	100% HVAC, Small office with restroom (3 Grade Doors)
Building C	Office	1,400 SF	Block	Functional Floor Plan. Mix of open and private office. Climated controlled
Building D	Warehouse	8,500 SF	Split-Face Block & Metal	Fire Sprinklers, six (6) 10'x14' doors, two (2) 12'x14' doors, one restroom
TOTAL:		16,300 SF		
Roofs:	2017 replacement on Buildings A,B, and C			

LEASE RATE: DEPENDING ON SIZE | CALL BROKER FOR DETAILS

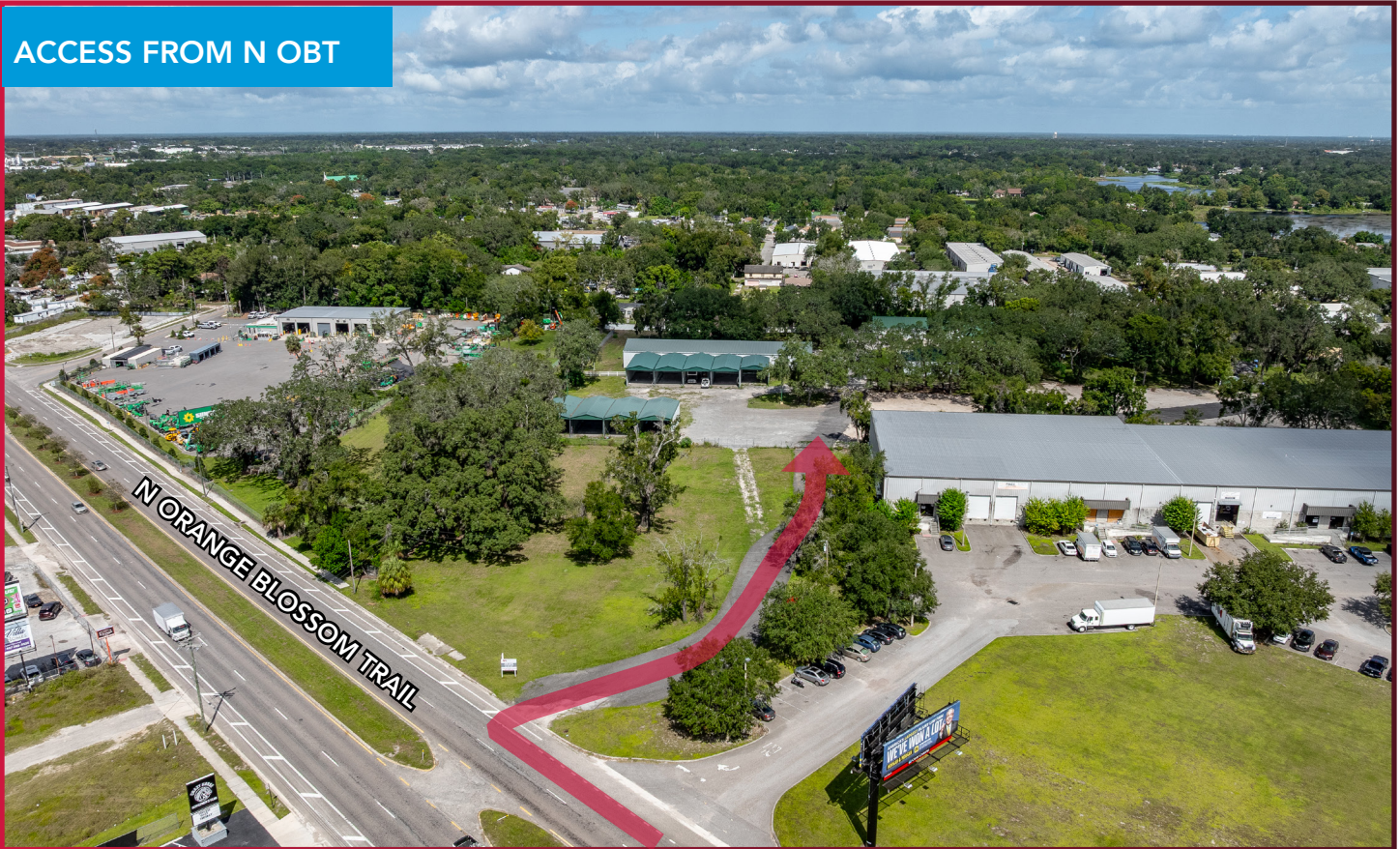
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OVERVIEW MAP



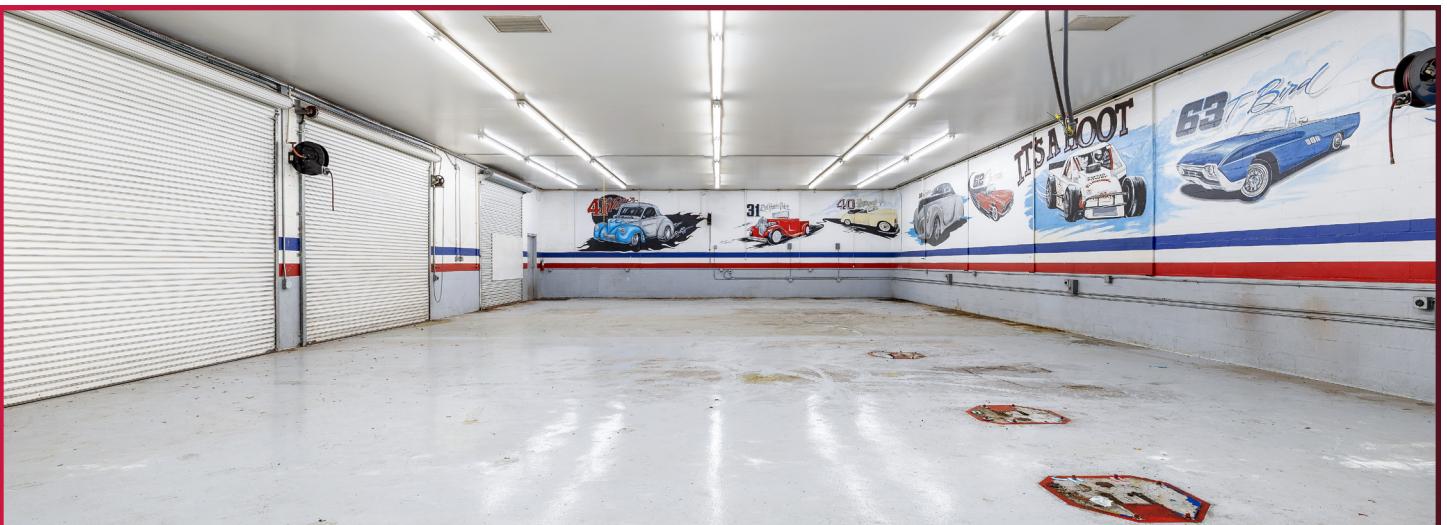
ACCESS FROM N OBT



SITE WORK UNDERWAY









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